The City of Falls Church's Ground Floor Retail Occupancy Rate

Mixed Use Building Ground Floor Retail Space: 96.4% occupancy rate

Overall 3.6% vacancy rate. Industry norm is 5-10%

This is retail space in the ground floor of mixed use buildings constructed since 2003 including the:

- Spectrum
- Broadway
- Byron

- Pearson Square
- Northgate
- Read Building

Marketed ground retail space in the Read Building, the Spectrum, the Byron, Broadway, and Pearson & Tax Analysts is completely full.

Total marketed retail square footage in these mixed use buildings is 104,183 square feet. Only one space in Northgate totaling 3,780 square feet is vacant. This space is suitable for restaurant use.

The Byron: 100% occupied



Occupant	Square Feet		
Virginia Health Center	2,750		
Plaka Grill	2,610		
Blue Nectar Yoga	2,660	Total Square Feet	13,286
Penzey's	2,339	Total Retail SF Vacant	0
Edward Jones	1,427		
Condo Office	1,500		

Broadway: 100% occupied



Occupant	Square Feet		
The Locker Room	3,139		
Nails Boutique	1,613	Total Square Feet	14,583
The Minimally Invasive Pain Institute	8,469	Total Retail SF Vacant	0
Pivot Physical Therapy	1,362		

The Spectrum: 100% occupied



Occupant	Square Feet		
Moby Dick's	2,628		
Mad Fox	9,118		
Bedazzled	1,500		
Sweet Frog	1,866	Total Causes Foot	24 406
Core Power Yoga	5,859	Total Square Feet	31,406
Amazing Smiles	1,910	Total Retail SF Vacant	0
Supercuts	1,882		
Nail Bonita	1,805		
My Thrive Pilates	2,009		
For Eyes	2,829		



The City of Falls Church's Ground Floor Retail Occupancy Rate

Pearson & Tax Analysts: 100% occupied



Occupant	Square Feet		
Body Dynamics	9,700		
Edward Jones	1,257		
Creative Cauldron	3,037	Total Square Foot	21 071
Stylish Patina	1,988	Total Square Feet Total Retail SF Vacant	21,871 0
Gentle Touch Dental Spa	1,427	Total Retail SF Vacant	U
Pizzeria Orso	1,500		
The Happy Tart	2,962		

The Read Building: 100% occupied



Occupant	Square Feet	Total Square Feet	2,400
PNC	2,400	Total Retail SF Vacant	0

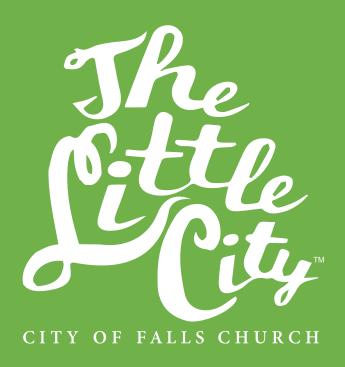
Northgate: 82% occupied



Opened in 2014

Occupant	Square Feet		
Title Boxing	5,004		
Café Kindred	2,004		
International Tax Services	2,732	T.1.0	
The Yogi Underground	1,881	Total Square Feet	20,637
Kaleidoscope Salon	1,516	Total Retail SF Vacant	3,780
Hertz	1,519		
Comfort First Family Dental	2,201		
Available - vented space	3,780		





http://www.fallschurchva.gov/edo



The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. To request a reasonable accommodation for any type of disability, call 703-248-5491 (TTY 711).